

**Amendments to the Land Use Code and the Development Standards  
Planned Community Development (PCD) District  
Amendments to the Land Use Code**

**2.6.4. PLANNED COMMUNITY DEVELOPMENT (PCD) DISTRICT**

2.6.4.1. Purpose. The PCD District is intended to accommodate large-scaled, yet unified, comprehensively planned developments which conform with and enhance the policies and programs contained within the City's General Plan and applicable area and neighborhood plans. This district is intended to provide an alternative zoning district and development process to accommodate large master-planned developments including combinations of uses at a scale that requires development flexibility not otherwise attainable under conventional zoning districts to achieve the following goals:

- A. Enhance the City's development and to promote the public health, safety, and general welfare.
- B. Implement the City's area and neighborhood plans, particularly in largely undeveloped areas of the City with large tracts of undeveloped land.
- C. Implement the "Master Planned Community" goals of the City's General Plan and other specific area plans.
- D. Provide within such areas a combination of land uses, which may include a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.
- E. Encourage a more creative approach in the utilization of land in order to accomplish an efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property especially for the design of major master planned communities on large tracts of largely undeveloped land within the City.
- F. Establish planning and development control parameters tailored to the opportunities and constraints of the property while allowing sufficient flexibility to permit final detailed planning and the precise distribution of the approved density

and intensity of the project at the time of site plan or subdivision application submittal.

- G. Assure that the PCD District is developed in accordance with a PCD "Master Development Report" (MDR) and "Master Development Plan" (MDP). The PCD shall be designed to fulfill the goals established by the General Plan, provide development standards promoting an appropriate balance of land uses, and promote the planning of public facilities designed to serve the projected population.
- H. Provide reasonable assurances to the City and land developer that the proposed development may be planned and carried out in one or more phases over an extended period of time, in accordance with an approved MDP which may be used in conjunction with a development agreement in the construction and phasing of master planned communities.
- I. Provide a large project with the flexibility to adjust to changing community and market conditions over the phased build-out period of the master-planned community.
- J. Provide a zoning entitlements mechanism for large land areas that is designed to work in conjunction with a development agreement.

2.6.4.2. Land Use Regulations.

- A. A PCD District provides for the establishment of development areas with land use plans and zoning districts with distinct regulations within the boundary of the PCD District as adopted by the Mayor and Council. A PCD District may incorporate land use classifications and regulations from the LUC, the Development Compliance Code (Tucson Code, Chapter 23A), the City's Development Standards, the City's W.A.S.H. Ordinance (Tucson Code, Chapter 29, Article VIII), and other City development ordinances and standards – with modifications as necessary to provide for a master planned community. Alternatively, a PCD District may include regulations that are different from the regulations in the LUC, the Development Compliance Code, the Development Standards or the W.A.S.H. Ordinance that may apply in other zones, PAD Districts or other PCD Districts including, but not limited to, permitted, special exception, secondary and accessory land uses; building heights; lot coverage and lot size; cluster development; building and perimeter setbacks;

parking and loading; landscaping and other development criteria.

- B. PCD Districts are identified on the City Zoning Maps by the letters "PCD" followed by a number and the name of the District, such as "PCD-1, XYZ Planned Community Development (PCD) District," signifying the set of regulations adopted and applicable to that District. The list shall be administratively updated upon the adoption of each new PCD District.
- C. Where regulations in a PCD District vary from the *Land Use Code (LUC)*, the Development Compliance Code, the Development Standards, or other Tucson Codes or standards, the provisions in the PCD District shall govern. Where regulations in a PCD District are silent or do not address an issue, the LUC, the Development Compliance Code, the Development Standards or other existing Tucson Code provisions shall govern.

2.6.4.3. Establishment of a PCD District. A PCD District is established through three basic steps: (1) the PCD application and review of the MDR and MDP; (2) the legislative approval of the MDR and MDP by the Mayor and Council; and (3) the administrative review and approval of individual development plans and plats to authorize physical construction of the project. The MDR outlines the existing conditions, characteristics, infrastructure and resources on the property to be included in the PCD District. The MDP provides the conceptual plan for the development and illustrates the related infrastructure, the general location of uses, the minimum and maximum residential densities and minimum and maximum gross floor areas for nonresidential uses, standards and details to establish the zoning for the site, and zoning regulations for the administrative review of individual development plans or subdivision plats consistent with the MDP.

- A. A PCD District is established through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3.
- B. Each PCD District must be in general compliance with the adopted *General Plan* and applicable subregional, area and neighborhood plans.
  - 1. A PCD District may be established on large parcels of land which, because of their ownership, size, topography, or exceptional or unusual locational

characteristics, are suitable for planned development in a manner consistent with the purposes of this section.

2. Within a PCD District, development shall be divided into "Development Areas" (DA). DAs will establish the primary planning category within the PCD and will be characterized by a specific acreage, including overall residential density ranges and nonresidential square footage or floor area ratio ("FAR") ranges, and designation of general land uses as applicable (residential, nonresidential, open space). In the case of larger PCD Districts, "Combined Development Areas" (CDA) may be used to provide flexibility in planning or phasing within the PCD District.
3. Within a DA, one or more zoning districts similar to a zoning district established by the LUC, containing one or more land uses and for which the Project Development Guidelines and Regulations of the MDP may be established as provided in Section 2.6.4.5.B.13.

2.6.4.4. Criteria for a PCD District.

- A. *Size.* The PCD District shall be the minimum size as may be required in the applicable General Plan (or subregional, area or neighborhood plan) or a minimum of five hundred (500) contiguous acres, whichever is less. Areas within rights-of way may be included in the computation of the minimum five hundred (500) acres. A PCD District may include areas that are already developed. The Mayor and Council may authorize the initiation of a PCD District if less than the size required by this Section if the size of the proposed PCD District is consistent with the intent of the applicable General Plan (or subregional, area or neighborhood plan).
- B. *Ownership.* The PCD site may be under either single or multiple ownership. For a PCD site under multiple ownership, the submittal of a PCD District application will not require the written authorization of all property owners of the total gross land area proposed to be subject to the PCD. As a condition of approval of the PCD District application, the Mayor and Council may either:
  1. Require written authorization of all property owners except for those property owners of land to be used for public roadway and public and private utility infrastructure; or

2. Require the written authorization of less than all property owners also except for those property owners of land to be used for public roadway and public and private utility infrastructure if the application is consistent with the intent of the applicable General Plan (or subregional, area or neighborhood plan) and provides reasonable justification for such approval.

C. *Area Plans.* The PCD District shall be available in areas where there is an existing area plan. In areas where there is no existing area plan, a PCD District may be available if the applicant proposes, in the PCD application, alternative means of providing the substantial equivalent of an area plan for the PCD District. Such alternative may include, but is not limited to, an approved area plan for land near the proposed PCD District. Any proposed alternative must be approved by the Development Services Director.

2.6.4.5. Application. The PCD application shall be in the form approved by the City's Development Services Director and shall include the following elements in the form of either text, map(s), diagrams, charts/tables, photographs or a combination of all elements as appropriate:

A. *The Master Development Report (MDR).* The MDR shall describe and/or provide information regarding the existing conditions, characteristics, infrastructure and resources of the property within the proposed PCD District that will be used to prepare and evaluate the MDP. This information shall include the following:

1. Contact listing of key project team representatives including the contact, owner, and developer.
2. Vicinity map.
3. Legal description, including but not limited to a metes and bounds description, of the PCD District boundary.
4. Existing conditions map drawn to a suitable scale showing the land use and general condition of the land within the proposed PCD District boundary and adjacent lands located within a one-half mile radius of the PCD District boundary. The map will provide the total gross property acreage, current principal land uses, and a delineation of major physical constraints or opportunities, major environmental features,

topography, existing roads, trails, utilities, 100-year floodways and mapped stormwater drainage conditions.

B. *The Master Development Plan (MDP).* The MDP shall reflect the proposed use or uses to be conducted in the PCD District, a land use and circulation system concept that is consistent with the goals and policies of the General Plan, compatible with the environment, and capable of being served by existing and planned public facilities and utilities. The MDP submitted with the application for the PCD District shall include the following:

1. A statement by the applicant demonstrating the necessity of the application for the PCD District.
2. An explanation of how the application and the PCD District complies with the policies of the applicable General Plan (or subregional, area or neighborhood plan).
3. A parcel matrix of the proposed DAs and/or CDAs indicating (based on either PCD gross acreage or PCD net developable acreage as appropriate) the approximate size in acres, general allocations of land uses (including residential, nonresidential, open space), the proposed DA zoning districts(s) (either based on existing LUC zoning districts or modified as further defined within the MDP), the minimum and maximum number of potential dwelling units for residential uses, and the proposed minimum and maximum square footage and FAR's for nonresidential uses.
4. Submittal of a MDP map(s) divided into approximate DAs and/or CDAs. The proposed MDP map(s) shall be drawn to a suitable scale and include at least the following:
  - a. The boundary of the proposed PCD District.
  - b. The existing topographic character of the land.
  - c. The approximate location of each proposed DA and/or CDA.
  - d. The general location of all proposed major and minor arterial streets, including any proposed connections to major streets identified on the Tucson Major Streets and Routes Map.

- e. Major drainage elements.
  - f. The proposed locations of educational facilities, parks and functional open space areas.
  - g. The proposed locations of public trails and/or bikeways, including any proposed connections to conceptual trail locations identified in the Eastern Pima County Trails Master Plan.
- 5. Conceptual Master Drainage and Hydrology Report, prepared by an Arizona registered engineer based on publicly available data, including the following:
    - a. All existing washes and/or drainageways that will be preserved as Natural Open Space.
    - b. Proposed manmade channels or wash realignment.
    - c. Any proposed flood control facilities, such as stormwater detention dams and basins.
    - d. A hydrology report indicating existing and proposed volumes of off-site flows.
  - 6. Conceptual Master Water and Sewer System Report, prepared by an Arizona registered engineer based on publicly available data.
  - 7. Conceptual Traffic Impact Analysis Engineering Report, prepared by an Arizona registered engineer based on publicly available data.
  - 8. Conceptual Public Facilities Plan showing the proposed locations of schools, police stations, fire stations, parks and recreational areas/amenities, as applicable.
  - 9. Conceptual Cultural Resource and Archaeology Report consistent with state and federal regulations.
  - 10. Conceptual Natural Resource Plan identifying areas specified for preservation in the applicable General Plan (or area plan or neighborhood plan), areas that may be subject to applicable City natural resource regulations (e.g. Environmental Resource Zones (LUC Sec. 2.8.6), W.A.S.H. Ordinance (Tucson Code, Chapter 29, Article

VIII)), and areas proposed as Natural Open Space by the applicant.

11. Conceptual Horizontal Infrastructure Development Plan (including roads; water; wastewater; dry utilities such as gas, electric, telephone, cable; drainage structures) providing the following:
  - a. Summary of capacity of existing horizontal infrastructure as it relates to the project.
  - b. Summary of horizontal infrastructure demand and improvements needed to support the project.
  - c. Summary of how the horizontal infrastructure will be phased to support the project, and the concurrent partial or full release or substitution of assurances for such infrastructure.
  - d. An infrastructure financing plan, describing the proposed methods for financing the public infrastructure that is needed to support the project.
12. Conceptual affordable housing strategy consistent with approved City policy and state and federal eligibility guidelines.
13. Project Development Guidelines and Regulations shall be based upon design themes for the project and shall provide design guidance and development and dimensional standards for the PCD that may differ from standards in the LUC (including LUC overlay zones), the Development Compliance Code (Tucson Code, Chapter 23A), the Development Standards, and other Tucson Code regulations.
  - a. The Project Development Guidelines may contain the following:
    1. Urban design strategies and specific techniques to be utilized to enhance the land use compatibility and physical design of all components of a Master Planned Community and interface with adjacent existing development.



2. Design standards that address building orientation, architectural character, residential product diversity, and architectural variety and materials.
- b. The Project Development Regulations shall establish regulations for the PCD District. Where the Project Development Regulations in a PCD District vary from the LUC, the Development Compliance Code, the Development Standards, or other Tucson Codes or standards, the Project Development Regulations in the PCD District shall govern. Where regulations in a PCD District are silent or do not address an issue, the LUC, the Development Compliance Code, the Development Standards or other existing Tucson Code provisions shall govern. The Project Development Regulations shall, at a minimum, contain the following:
1. Development Standards. Development standards that address issues such as landscaping, streetscaping, block patterns, lot clustering, screening, pedestrian connections, street design and connectivity, parking, environmental, natural resource and cultural conservation, scenic corridors, housing types and similar topics.
  2. Dimensional Standards. Dimensional standards that address permitted heights, setbacks, lot coverage, floor area ratios, perimeter yards and similar topics.
  3. Cross-Sections. Cross-sections that address design criteria for roads, sidewalks and trails.
- C. *Phasing Plan.* The PCD District application shall contain a preliminary phasing plan for the information of the City staff and Mayor and Council including the following:
1. The anticipated approximate start date under which horizontal infrastructure construction or development is expected to begin, the number of phases, the

approximate duration of time required for completion of each phase; and

2. If the project will not be developed as a single DA or phase, proposed development phasing.

- D. *General/Area Plan Amendment.* In the event that adoption of the proposed PCD District requires amendment of the City's adopted General Plan or an area or neighborhood plan for the property, the applicant shall submit an application for such amendment pursuant to LUC Sec. 5.4.2 which may be processed concurrently with the application for a PCD District.
- E. *Development Agreement.* A development agreement between the City and the applicant pursuant to Arizona Revised Statutes Sec. 9-500.05 may be prepared and reviewed concurrently to afford resolution to issues and concerns identified through agency review including the financing and phasing of public facilities and infrastructure.

2.6.4.6. Amendment Procedures. The following procedures shall be followed for any amendment to the PCD and/or the PCD MDP or MDR.

- A. *Application.* An amendment to a PCD District or to the MDP or MDR may be initiated by the property owner, the owner's agent or any successors in interest by filing an application for amendment with the City's Development Services Director. The Director shall determine if the proposed amendment constitutes a major or minor amendment according to the criteria set forth in this Section.
- B. *Minor Amendments.* A minor amendment shall be approved by the City's Development Services Director pursuant to the Limited Notice Procedure, Sec. 23A-40 or through other administrative procedure established for the PCD District that may supplement or supersede the City's Sec. 23A-40 Limited Notice Procedure. A minor amendment is defined as an amendment that does not meet the criteria for a major amendment set forth in Sec. 2.6.4.6.C, and that fits one or more of the categories listed in this Section or is substantially similar to such categories. Minor amendments include changes that enhance or refine the original vision and/or purpose and intent statements expressed in the original PCD District application. Minor amendments may be used to reinforce diversity of housing type and mixed use, to strengthen the creation of a sense of place in neighborhoods and communities, or support community values. Minor

amendments may be based upon new market design standards or technological advances in architecture and infrastructure engineering design and construction.

1. Adjustments or modifications to the number and order of phasing as long as the related infrastructure development is precedent or concurrent.
2. Changes in configurations of CDA or individual DA boundaries to include modifications of boundaries, division of larger parcels, or combinations of parcels, that do not result in any net loss in open space or change the minimum and maximum number of DAs proposed within the PCD District.
3. Changes or modifications in residential lot sizes and/or lot configuration encouraging diversity of housing types, as long as within the allowable density of the PCD District.
4. Creation of gated neighborhoods, private streets, or other modifications in common area assets to be voluntarily maintained by a group or resident homeowners, as long as the integrity of the interior circulation provided by public street system is maintained.
5. Placement and/or construction of identity or character features such as community art, entry monuments, mailboxes and neighborhood signage in compliance with the PCD District regulations unless there is a safety concern.
6. Change of number, change of location or modification of sites designated for schools, parks, or other public, government or quasi-governmental facilities which either enhance the opportunity to create a sense of neighborhood and community, to better centralize such sites based on actual development densities, or at the request of the governing body for such public facilities.
7. A transfer of commercial/mixed use square footage from one mixed use parcel to another within the minimum and maximum square footage range and lot coverage ratios as defined for the PCD District in the MDP.
8. Modifications in the design and construction of proposed infrastructure based upon technological

advances when such modifications are accepted by the controlling City and/or Pima County agencies (including but not limited to transportation, water and wastewater, flood control). Infrastructure capacity shall be adequate to provide service for the planned densities and intensities of use and phasing.

9. Minor modifications or adjustments to intrusions, encroachments, proposed easements, proposed right-of-ways or open spaces, so long as the modifications fall within the general overall range and target densities and intensities for the PCD District, CDA or DA and there is no net reduction in open space areas.
10. Changes in infrastructure that do not increase the cost or reduce the benefit to the public from public infrastructure or that are offset by public benefits that equal or exceed any detrimental impact.
11. Changes in the configuration of CDAs, DAs, parcels, preservation of environmentally sensitive lands, or open space that are necessitated by the need to accommodate final engineered infrastructure as approved by the City, within the minimum and maximum range of density and intensity of development established in the PCD District.
12. Changes made to accommodate or address public health and safety concerns or changes in standards applicable to the development as may be requested by the City or necessitated by a City ordinance.
13. An change in the density or intensity of uses within the overall PCD District or zone (if established), including an increase or decrease in the total number of dwelling units or the total gross floor area of nonresidential development as long as such changes fall within the minimum and maximum ranges established for the PCD District, unless such changes significantly and adversely impacts public infrastructure.
14. Minor adjustments to the proposed PCD legal description or map of the PCD perimeter boundary line as necessitated by an ALTA report or survey.
15. Changes required to comply with changes to federal or state regulatory requirements.

16. Annexation of additional contiguous property into the jurisdiction of the PCD District and expansion of the PCD perimeter boundary, not to exceed 10% of the acreage of the PCD District as long as there is adequate horizontal infrastructure capacity for the annexed area.
  17. Interpretation of terms and provisions of the PCD District and MDP that may result in minor changes to the PCD.
  18. Other minor or insubstantial changes deemed to be minor amendments by the Development Services Director, as long as the amendments do not impact the general health, safety, and welfare of the residents of the City, do not modify the overall intent of the approved PCD District, including the compliance with the General Plan and area plan policies for this area.
- C. *Major Amendments.* A major amendment shall be processed pursuant to the Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3, and may require submittal of amended items as determined by the Development Services Director. A major amendment is defined as an amendment that does not meet the criteria for a minor amendment as stated in Sec. 2.6.4.6.0, or involves any one of the following:
1. A reduction in open space other than as defined as a minor amendment in Sec. 2.6.4.6.0.
  2. Changes in configurations of CDA or individual DA boundaries to include modifications of boundaries, division of larger parcels, or combinations of parcels that result in a net loss in open space or a change to the minimum and maximum number of CDAs or DAs proposed within the PCD District.
  3. A proposed change that would allow uses not otherwise permitted in the PCD District, zone, CDA or DA.
  4. Multiple minor amendments submitted simultaneously may be determined by the DSD Director to be a major amendment pursuant to this Section if they have the cumulative effect of contradicting the policies, spirit and intent of the underlying General Plan documents.
- D. The City shall not, without the consent of the applicant, enlarge the scope of the proposed amendment or make any

modifications to the approved PCD outside the scope of the proposed amendment, in response to or as a consequence of the proposed amendment.

2.6.4.7. Interpretation. The City's Development Services Director shall interpret the provisions of the PCD District pursuant to Sec. 1.2.1 and Tucson Code, Chapter 23A-31.

2.6.4.8. Definitions.

- A. *Combined Development Area (CDA).* A CDA means a combination of development areas (as defined herein) to create a larger planning or phasing area that is available with the smaller DAs. A CDA may be used to plan larger-scale horizontal improvements or define development that requires a bigger overview than provided within a DA. The City may approve a particular definition of a CDA for any individual PCD District.
- B. *Development Area (DA).* A DA means an approximate planning area within a PCD District containing single or multiple designated land use and zoning districts. Multiple classifications or mixed-use classifications may be permitted in a DA in conformance with the General Plan. A DA in text or table format is the same area as referenced on a map but describes the area in more specific detail. The City may approve a particular definition of a DA for any individual PCD District.
- C. *Functional Open Space.* Functional open space means open space that is a designed element of the project and that has a functionally described and planned use as an amenity for the project. Examples include landscaped areas which provide visual relief, shade, screening, buffering or other environmental benefit; sidewalks; nature trails; exercise trails; open playgrounds including play structures, sports fields, picnic areas, tennis courts and facilities; recreational areas and facilities like swimming pools and golf courses; and common areas that may be used for detention or retention that incorporate hard and soft landscaped areas; all with a minimum of man-made impervious surface within such designated areas.
- D. *Master Development Plan (MDP).* A Master Development Plan means a multi-faceted development plan, including a parcel matrix and various conceptual reports or plans, that illustrates using text, tables, calculations, maps or plans how

the project will developed. The Master Development Plan will illustrate the project's relationship and conformity with adjacent land uses, circulation systems and the provision of utilities and other public services.

- E. *Master Development Report (MDR).* A Master Development Report means a narrative report, existing conditions map and/or background information describing the existing conditions, characteristics, infrastructure and resources of the property within the proposed PCD District.
- F. *Natural Open Space:* Natural open space means an area of land within the PCD District that remains essentially unimproved and not occupied by structures or man-made impervious surfaces, except pedestrian and non-motorized access trails, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment.
- G. *Open Space.* Open space means an aggregate of both "natural open space" and "functional open space."
- H. *Zoning District.* A zoning district means an area within a DA similar to a zoning district established by the LUC, containing one or more land uses and for which the Project Development Guidelines and Regulations in the MDP may be established as provided in Section 2.6.4.5.B.13.